



# FAIRFAX COUNTY

OFFICE OF THE COUNTY EXECUTIVE

Suite 552

12000 Government Center Parkway  
Fairfax, Virginia 22035-0066

Telephone: (703) 324-2531 Fax: (703) 324-3956

V I R G I N I A

January 13, 1999

99-01

**TO:** All Architects, Builders, Contractors, Developers, Engineers, Land Use Attorneys, Planners and Surveyors Practicing in Fairfax County

**SUBJECT:** Opportunity to Invest in Revitalization of Fairfax County's Older Areas

The Fairfax County Board of Supervisors has established a program to improve the quality and economic vitality of the County's older commercial areas. This revitalization program, now in effect, facilitates development and redevelopment by establishing Commercial Revitalization Districts and Revitalization areas.

**Seminar for Design and Construction Professionals and Land Use Attorneys.** On March 3, 1999, from 8:30 to 10:30 a.m., Fairfax County staff will present a seminar in the Board Room of the Fairfax County Government Center describing the new revitalization program. Staff will explain and distribute handouts on the program's special regulations, enhanced processing features and timeframes. There will be an opportunity to talk with points of contact for each revitalization district. Please mark your calendar now for this special event and watch for a forthcoming flyer which will contain information concerning registration.

**Commercial Revitalization Districts.** The Commercial Revitalization Districts are listed below. Maps of these districts can be viewed at the public counters (1st, 2nd, 5th floors) in the Herry Building, 12055 Government Center Parkway, Fairfax, Virginia.

- Annandale
- Bailey's Crossroads/Seven Corners
- McLean
- Richmond Highway
- Springfield

**Revitalization Areas.** In addition to the areas listed above, Lake Anne and Merrifield are designated as Revitalization Areas.

**Flexible Zoning Provisions for Commercial Revitalization Districts.** Projects in Commercial Revitalization Districts are eligible for additional flexibilities in the underlying zoning district regulations and in other general zoning provisions including those listed below. (Zoning Administration Division, 324-1359)


- Twenty percent reduction in commercial parking requirement
- Increase in allowable building heights in the C-6 and C-8 Districts
- Reduction of minimum front yard requirement
- Modification to landscaping and screening requirements

**Process Enhancements for Commercial Revitalization Districts and Revitalization Areas.**

Projects in Commercial Revitalization Districts and Revitalization Areas are eligible for certain process enhancements including those listed below.

- **Expedited Planning and Zoning Review.** (Planning Division, 324-1200) (Zoning Evaluation Division, 324-1290)
  - Potential for concurrent processing Comprehensive Plan amendments with zoning actions
  - Single staff contact in each revitalization district to facilitate review
  - Expedited zoning application acceptance and processing of development plans
  - Review of potential engineering and site plan issues during zoning review
- **Facilitated Site Plan and Building Plan Review and Permit Issuance.** In all areas of the County, site plans submitted by designated plans examiners and building plans submitted by certified peer reviewers benefit from expedited processing. In addition, projects in revitalization districts and areas benefit from a Project Management Program offering the services listed below. (Site Development Services, 324-1780)
  - Single point of contact for site and building plan review
  - Pre-submission conferences and team meetings to expedite reviews
  - Rapid resolution of complex issues to prevent delay in approvals
- **Also available for certain projects:**
  - Walk-thru building plan review for renovating existing spaces up to 15,000 square feet (10,000 square feet for restaurants) to complete review in 1-2 days instead of 4-5 weeks.
  - Team inspections to identify code requirements which will be encountered in renovating existing buildings. This service greatly assists project designers and contract purchasers.
  - Annual permits for minor renovations to office buildings.

**Help Us Help You.** The new revitalization program is now in effect. If you believe your project falls within a revitalization district or area, please alert staff when submitting plans or applying for permits. Staff will verify the project location and tag the project for inclusion in the special provisions of the revitalization program. Developing in Fairfax County has been a good investment for years. The revitalization program increases those investment opportunities. I hope you will be a part of it.



Robert J. O'Neill, Jr.  
County Executive